

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CA 90012**

**NEGATIVE DECLARATION**

PROJECT NUMBER: R2008-00088

1. DESCRIPTION: The proposed project consists of a Community Standards District (CSD) zoning ordinance amendment. The objective of the CSD amendment, which would establish additional development standards for the Foothill Boulevard corridor within La Crescenta-Montrose, is to ensure that future development is designed in a pedestrian-friendly manner that enhances the appearance of the corridor. The standards specifically address structure design, parking lot design, wall and fence design, landscaping, setbacks, signage, and permitted uses. This is not a development project nor does it propose additional development beyond what is allowed under the existing General Plan and County Zoning Ordinance.
2. LOCATION: La Crescenta-Montrose
3. PROPONENT: Los Angeles County Department of Regional Planning
4. FINDINGS OF NO SIGNIFICANT IMPACTS:  
BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.
5. THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS:  
DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET,  
LOS ANGELES, CA 90012

PREPARED BY: Mitch Glaser  
Supervising Regional Planner

DATE: July 17, 2008



\* \* \* \* INITIAL STUDY \* \* \* \*

**COUNTY OF LOS ANGELES**  
**DEPARTMENT OF REGIONAL PLANNING**  
GENERAL INFORMATION

<b>C.S. Map Date:</b>	July 17, 2008	<b>Staff Member:</b>	Mitch Glaser
<b>Thomas Guide:</b>	Pages 504, 534	<b>USGS Quad:</b>	Pasadena, Condor Peak
<b>Location:</b>	The unincorporated community of La Crescenta-Montrose is located approximately 13 miles north of the Los Angeles Civic Center. It is bounded by the Angeles National Forest to the north and northeast, the City of Glendale to west and south, and the City of La Canada Flintridge to the east.		
<b>Description of Project:</b>	The proposed project consists of a Community Standards District (CSD) zoning ordinance amendment. The objective of the CSD amendment, which would establish additional development standards for the Foothill Boulevard corridor within La Crescenta-Montrose, is to ensure that future development is designed in a pedestrian-friendly manner that enhances the appearance of the corridor. The standards specifically address structure design, parking lot design, wall and fence design, landscaping, setbacks, signage, and permitted uses. This is not a development project nor does it propose additional development beyond what is allowed under the existing General Plan and County Zoning Ordinance.		
<b>Gross Area:</b>	2,195 acres (3.43 square miles)		
<b>Environmental Setting:</b>	The community of La Crescenta-Montrose is a suburban community located in an unincorporated area of Los Angeles County in the foothills of the San Gabriel Mountains.		
<b>Zoning:</b>	Various (R-1, R-1-7500, R-1-10000, R-2, R-3, R-3-P, C-1, C-H, CPD, C-2-BE, C-3-BE)		
<b>General Plan:</b>	Various (Low Density Residential, Low/Medium Density Residential, Medium Density Residential, High Density Residential, Commercial)		
<b>Community/Area Wide Plan:</b>	N/A		

**Major projects in area:**

Project Number	Description	Status
N/A		

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

**REVIEWING AGENCIES**

Responsible Agencies

Special Reviewing Agencies

Regional Significance

- ☐ None
- ☒ Regional Water Quality Control Board
- ☒ Los Angeles Region
- ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers
- ☐

- ☐ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☒ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of the Santa Monica Mtns.

- ☒ None
- ☐ SCAG Criteria
- ☐ Air Quality
- ☐ Water Resources
- ☐ Santa Monica Mtns Area
- ☐ \_\_\_\_\_

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☐ State Parks
- ☐
- ☐

- ☒ City of Glendale
- ☒ City of La Canada Flintridge
- ☒ Caltrans
- ☒ CSU Fullerton
- ☐
- ☐
- ☐

County Reviewing Agencies

- ☐ None
- ☒ Fire Department
- ☒ DPW: Traffic & Lighting, Geotechnical & Materials Engineering, Drainage and Grading
- ☒ Parks and Recreation

		ANALYSIS SUMMARY (See individual pages for details)			
CATEGORY	FACTOR	Pg	Less than Significant Impact/No Impact		
			Less than Significant Impact with Project Mitigation		Potentially Significant Impact
					Potential Concern
HAZARDS	1. Geotechnical	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Flood	6	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Fire	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Noise	8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
RESOURCES	1. Water Quality	9	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Air Quality	10	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Biota	11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Cultural Resources	12	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Mineral Resources	13	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	6. Agriculture Resources	14	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	7. Visual Qualities	15	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SERVICES	1. Traffic/Access	16	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Sewage Disposal	17	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Education	18	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Fire/Sheriff	19	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	5. Utilities	20	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
OTHER	1. General	21	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	2. Environmental Safety	22	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	3. Land Use	23	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	4. Pop./Hous./Emp./Rec.	24	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mandatory Findings	25	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### DEVELOPMENT MONITORING SYSTEM (DMS)

As required by the Los Angeles County General Plan, DMS\* shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

- Development Policy Map Designation: 1-Conservation/Maintenance, 7-Non-Urban Hillside
- ☐ Yes ☒ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?
- ☐ Yes ☒ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☐ Check if DMS printout generated (attached)

Date of printout: \_\_\_\_\_

☐ Check if DMS overview worksheet completed (attached)

\*EIRs and/or staff reports shall utilize the most current DMS information available.

## Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☒ NEGATIVE DECLARATION, in as much as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, in as much as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☐ ENVIRONMENTAL IMPACT REPORT\*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: Mitch Glaser, AICP, Supervising Regional Planner Date: July 17, 2008

Approved by: Mitch Glaser, AICP, Supervising Regional Planner Date: July 17, 2008

\*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

## HAZARDS - 1. Geotechnical

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☐ ☒ Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone?  
The northern portion of the La Crescenta-Montrose community is traversed by the Sierra Madre Fault, however, the Foothill Blvd corridor is located further to the south (Los Angeles County Safety Element – Fault Rupture Hazards & Seismicity Map).
- b. ☐ ☐ ☒ Is the project site located in an area containing a major landslide(s)?  
Areas of potential earthquake-induced landslides exist on the northern and northeastern portions of the La Crescenta-Montrose community, however, the Foothill Blvd corridor is located further to the south (State of California Seismic Hazard Zones Map – Pasadena & Condor Peak Quads).
- c. ☐ ☐ ☒ Is the project site located in an area having high slope instability?
- d. ☒ ☐ ☐ Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction?  
The Foothill Blvd corridor is located near the southern tip of La Crescenta-Montrose community where it is subject to liquefaction (State of California Seismic Hazard Zones Map – Pasadena Quad).
- e. ☐ ☒ ☐ Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard?  
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any development that is considered a sensitive use is not being proposed.
- f. ☐ ☒ ☐ Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%?  
Grading will not be required by the proposed CSD zoning ordinance amendment.
- g. ☐ ☒ ☐ Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- h. ☐ ☐ ☐ Other factors? N/A

### STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

### ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish additional design standards for the Foothill Blvd corridor within La Crescenta-Montrose. Any future development proposals will require appropriate environmental review to address potential geotechnical concerns and be subject to the Alquist-Priolo Act.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## HAZARDS - 2. Flood

### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                    |
|----|-------------------------------------|-------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?<br><u>The Eagle Canyon and Pickens Canyon drainage channels cross the Foothill Blvd corridor, however, they are located below grade (Pasadena and Condor Peak Quads).</u>                                                                             |
| b. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?<br><u>The Foothill Blvd corridor is not located in any flood hazard zones such as 100-year or 500-year floodplains (Los Angeles County Safety Element – Flood Inundation Hazards Map),</u>                                                          |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in or subject to high mudflow conditions?<br><u>The Foothill Blvd corridor is heavily urbanized and is not subject to high mudflow conditions.</u>                                                                                                                                                                                     |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project contribute or be subject to high erosion and debris deposition from run off?<br><u>Grading will not be required by the proposed CSD zoning ordinance amendment.</u>                                                                                                                                                                              |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project substantially alter the existing drainage pattern of the site or area?<br><u>The proposed CSD zoning ordinance amendment is not proposing development that would alter the existing drainage pattern of the community. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| f. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., dam failure)? <u>N/A</u>                                                                                                                                                                                                                                                                                                                      |

### STANDARD CODE REQUIREMENTS

- ☒ Building Ordinance No. 2225 C Section 308A  
☒ Approval of Drainage Concept by DPW

☒ Ordinance No. 12,114 (Floodways)

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size      ☐ Project Design

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development that exacerbate any existing flood hazards.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

- ☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## HAZARDS - 3. Fire

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----|--------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)?<br><u>The northern portion of the community of La Crescenta-Montrose is located in Fire Zone 4, however, the Foothill Blvd corridor is not (Los Angeles County Safety Element – Wildland &amp; Urban Fire Hazards Map).</u>                                                                                                                                                                                                                                    |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?<br><u>The northern portion of the community of La Crescenta-Montrose is located in Fire Zone 4, however, the Foothill Blvd corridor is not. Access along Foothill Blvd is considered to be adequate.</u>                                                                                                                                                                                           |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?<br><u>Foothill Blvd is a dedicated four-lane State highway. Dwelling units are not being proposed as part of the subject CSD zoning ordinance amendment. Access for future projects will be evaluated on a case by case basis.</u>                                                                                                                                                                                                           |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an area having inadequate water and pressure to meet fire flow standards?<br><u>The proposed CSD area is served by the Crescenta Valley Water District which provides adequate water pressure in compliance with current Fire Code.</u>                                                                                                                                                                                                                                                                             |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)?<br><u>Although there are potentially dangerous fire hazard uses such as gas stations along the Foothill Blvd corridor, the proposed CSD zoning ordinance amendment does not involve development in close proximity to such potentially dangerous fire hazard uses. Any future proposed uses located next to flammables will be conditioned appropriately by the Fire Department.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the proposed use constitute a potentially dangerous fire hazard?<br><u>The proposed CSD zoning ordinance amendment does not involve a potentially dangerous fire hazard. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u>                                                                                                                                                                                                                                            |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834    ☒ Fire Ordinance No. 2947    ☒ Fire Regulation No. 8

☒ Fuel Modification/Landscape Plan

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design                      ☐ Compatible Use

The proposed Foothill Blvd planning area is not located in a high fire hazard zone and has adequate site access. Development that will be impacted by potentially dangerous fire hazard uses such as gas stations in the community is not proposed. Any future development proposals will require appropriate environmental review to address potential fire hazard concerns through implementation of provisions and requirements of the County's Building and Fire Codes.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## HAZARDS - 4. Noise

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----|--------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located near a high noise source (airports, railroads, freeways, industry)?<br><u>Interstate 210 is a potential high noise source that runs east-west through the community of La Crescenta-Montrose, however, it is 1,700 feet south of the Foothill Blvd corridor.</u>                                                                                                                                                                                                  |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?<br><u>The Foothill Blvd corridor is heavily developed with commercial uses and does not accommodate sensitive uses such as schools, hospitals, and senior citizen facilities.</u>                                                                                                                                                                  |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Such standards could reduce ambient noise levels including those associated with special equipment or parking areas.</u> |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Such standards could reduce ambient noise levels in the project vicinity.</u>                                                                                 |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

### STANDARD CODE REQUIREMENTS

☒ Noise Ordinance No. 11,778

☒ Building Ordinance No. 2225--Chapter 35

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size

☐ Project Design

☐ Compatible Use

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. It will not create additional development that will have noise impacts to sensitive uses such as schools, hospitals, and senior facilities. Noise impacts from Interstate 210 is insignificant as it is 1,700 feet south of the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address noise concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☐ Potentially significant

☐ Less than significant with project mitigation

☒ Less than significant/No impact

## RESOURCES - 1. Water Quality

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site located in an area having known water quality problems and proposing the use of individual water wells?  
The Foothill Blvd corridor does not have any known water quality problems, and development requiring the use of individual water wells is not being proposed. Water to the community is provided by the Crescenta Valley Water District in compliance with State and Federal water quality requirements.
- b. ☐ ☒ ☐ Will the proposed project require the use of a private sewage disposal system?  
Development requiring the use of private sewage disposal system is not being proposed. The Foothill Blvd corridor is served by public sewer.
- ☐ ☐ ☐ If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations or is the project proposing on-site systems located in close proximity to a drainage course?
- c. ☐ ☒ ☐ Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?  
The proposed CSD zoning ordinance amendment does not involve construction that could significantly impact water quality and runoff. The Foothill Blvd corridor is served by storm drains and public sewer. Any future development proposals will be subject to compliance with NPDES standards.
- d. ☐ ☒ ☐ Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?  
The proposed CSD zoning ordinance amendment does not involve post-development activities that could potentially degrade quality of storm water runoff and discharges. Any future development proposals will be subject to compliance with NPDES standards.
- e. ☐ ☐ ☐ Other factors? N/A

### STANDARD CODE REQUIREMENTS

- ☐ Industrial Waste Permit ☐ Health Code Ordinance No. 7583, Chapter 5
- ☐ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. The Foothill Blvd corridor is served by public water and sewer and storm drains. There will not be any impacts to water quality since the proposed CSD zoning ordinance amendment will not increase demand for water and sewer services.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 2. Air Quality

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)?  
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Commercial development that will exceed the State's criteria for regional significance is not being proposed.
- b. ☐ ☒ ☐ Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use?  
Interstate 210 runs east-west through the southern portion of the La Crescenta-Montrose community, however, it is 1,700 feet south of the Foothill Blvd corridor. The Foothill Blvd corridor is developed with commercial uses and does not accommodate sensitive uses such as schools and parks. Any future development proposals will have to meet AQMD thresholds.
- c. ☐ ☒ ☐ Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance?  
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will have to meet AQMD thresholds.
- d. ☐ ☒ ☐ Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions?  
Interstate 210 is a potential source of obnoxious odors, dust, and hazardous emissions, however, it is 1,700 feet south of the Foothill Blvd corridor. The proposed CSD zoning ordinance amendment does not involve development that would generate obnoxious odors, dust, and hazardous emissions. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.
- e. ☐ ☒ ☐ Would the project conflict with or obstruct implementation of the applicable air quality plan?  
The proposed CSD zoning ordinance amendment does not involve development that would obstruct implementation of applicable air quality plans. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.
- f. ☐ ☒ ☐ Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?  
The proposed CSD zoning ordinance amendment does not involve any development that would violate any air quality standard or contribute to an existing or projected air quality violation. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.
- g. ☐ ☒ ☐ Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?  
The proposed CSD zoning ordinance amendment does not involve development that would increase criteria pollutants.
- h. ☐ ☐ ☐ Other factors: N/A

### STANDARD CODE REQUIREMENTS

☒ Health and Safety Code Section 40506

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design

☐ Air Quality Report

A potential source of emissions is Interstate 210 which runs through the southern portion of the La Crescenta-Montrose community. However, it is 1,700 feet south of the Foothill Blvd corridor and would not pose any air quality concerns. Any future development proposals will require appropriate environmental review to address air quality concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## RESOURCES - 3. Biota

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural?  
The Foothill Blvd corridor is not located within any SEAs (Los Angeles County 2006 SEA Map) and is heavily developed with commercial uses.
- b. ☐ ☒ ☐ Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas?  
The proposed CSD zoning ordinance amendment does not require grading, fire clearance, or flood related improvements that will remove substantial natural habitat areas. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Development is not proposed.
- c. ☐ ☒ ☐ Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site?  
The Eagle Canyon and Pickens Canyon drainage channels cross the Foothill Blvd corridor, however, they are located below grade (Pasadena and Condor Peak Quads).
- d. ☐ ☒ ☐ Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)?  
The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. The Foothill Blvd corridor is developed with commercial uses and does not accommodate sensitive habitats. Any future proposed development projects will be subject to the Los Angeles County Oak Tree Ordinance.
- e. ☐ ☒ ☐ Does the project site contain oak or other unique native trees (specify kinds of trees)?  
Some portions of the Foothill Blvd corridor do accommodate oak trees. However, the proposed CSD zoning ordinance amendment does not involve any development. Any future proposed development will be subject to the Los Angeles County Oak Tree Ordinance.
- f. ☐ ☒ ☐ Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)?  
Due to its proximity to the Angeles National Forest, the La Crescenta-Montrose community may contain sensitive species habitats, however, the Foothill Blvd corridor is located further to the south and is heavily urbanized. Development is not proposed.
- g. ☐ ☐ ☐ Other factors (e.g., wildlife corridor, adjacent open space linkage)? N/A

☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Oak Tree Permit ☐ ERB/SEATAC Review

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address biota concerns. Properties containing oak trees will be subject to the County Oak Tree Ordinance.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☐ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

## RESOURCES - 4. Archaeological / Historical / Paleontological

### SETTING/IMPACTS

- |    | Yes                                 | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----|-------------------------------------|-------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. A limited portion of the Foothill Blvd corridor contains rock outcroppings, however, development is not being proposed.</u> |
| b. | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Does the project site contain rock formations indicating potential paleontological resources?<br><u>There are rock formations located along the Foothill Blvd corridor, however, development is not proposed.</u>                                                                                                                                                                                                                                                                                                               |
| c. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project site contain known historic structures or sites?<br><u>There are no known historic structures or site along the Foothill Blvd corridor.</u>                                                                                                                                                                                                                                                                                                                                                                    |
| d. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. It is not proposing development that would cause a substantial adverse change in the significance of a historical or archaeological resource.</u>                                                               |
| e. | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?<br><u>There is a limited area of rock outcroppings that remain undisturbed along the Foothill Blvd corridor. However, the proposed CSD zoning ordinance amendment does not involve any development. All future proposed development projects will be subject to appropriate environmental reviews for paleontological resources.</u>                                                                     |
| f. | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

### ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☒ Phase I Archaeology Report

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address archaeological, historical, and paleontological concerns. Such review will include a Phase I Archaeology Report to address issues where identified.

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological**, **historical**, or **paleontological** resources?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 5. Mineral Resources

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                               |
|----|--------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?<br><u>The proposed CSD zoning ordinance amendment would not result in the loss of any known mineral resources as the Foothill Blvd corridor is not located within a mineral resource zone.</u>                                          |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?<br><u>The Foothill Blvd corridor is not located in a mineral resource zone. The proposed CSD zoning ordinance amendment would not result in the loss of any known mineral resource discovery sites.</u> |
| c. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                                     |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size                      ☐ Project Design

The proposed CSD area is not located in a mineral resource zone and will not have an impact to known mineral resources.

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 6. Agriculture Resources

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----|--------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?<br><u>The Foothill Blvd corridor is fully developed with commercial uses and does not accommodate any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (California Department of Conservation 2006 Farmland Mapping and Monitoring Program Map).</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project conflict with existing zoning for agricultural use, or Williamson Act Contract?<br><u>The proposed CSD zoning ordinance amendment establishes design standards for commercial structures, setbacks, and landscaping. There would be no impact to agricultural uses as the Foothill Blvd corridor does not have agricultural zoning.</u>                                                                                                                                                                              |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?<br><u>The Foothill Blvd corridor is fully developed with commercial uses and does not accommodate farmland.</u>                                                                                                                                                                                                                                           |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design

The proposed CSD zoning ordinance amendment will not have an impact to agricultural resources as there are no prime farmland and land of statewide significance in the Foothill Blvd corridor planning area.

### CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## RESOURCES - 7. Visual Qualities

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----|--------------------------|-------------------------------------|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed?<br><u>Development is not proposed as part of the proposed CSD zoning ordinance amendment. The Foothill Blvd corridor is not considered a scenic corridor and there would be no obstruction of views from the proposed CSD amendment.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail?<br><u>The proposed CSD zoning ordinance amendment does not involve development as it establishes design, setback, and landscaping standards for commercial structures. The Foothill Blvd corridor is a dedicated State highway and does not accommodate a riding or hiking trail.</u>                                                                      |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features?<br><u>The Foothill Blvd corridor is heavily developed with commercial uses and does not contain unique aesthetic features.</u>                                                                                                                                                                                                                            |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures. Such standards will reduce any future development from being out of character with adjacent uses. Out-of-character uses are not being proposed.</u>                                                                |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Is the project likely to create substantial sun shadow, light or glare problems?<br><u>The proposed CSD zoning ordinance amendment does not involve development. It establishes design, setback, and landscaping standards for commercial structures. Such standards will reduce substantial sun shadow, light, and glare problems.</u>                                                                                                                                |
| f. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors (e.g., grading or land form alteration): <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                                                                      |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size      ☐ Project Design      ☐ Visual Report      ☐ Compatible Use

The proposed CSD zoning ordinance amendment will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor and will not have an impact to visual quality in the community as there are no scenic highway/corridors or hiking and riding trails along the Foothill Blvd corridor.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## SERVICES - 1. Traffic/Access

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----|--------------------------|-------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)?</p> <p><u>The Foothill Blvd corridor is a heavily traveled roadway, however, the proposed CSD zoning ordinance amendment will not create congestion problems as development is not proposed.</u></p>                                                                                                                                                                                                       |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the project result in any hazardous traffic conditions?</p> <p><u>The proposed CSD zoning ordinance amendment does not involve development that will result in any hazardous traffic conditions. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u></p>                                                                                                                                                                                                                    |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the project result in parking problems with a subsequent impact on traffic conditions?</p> <p><u>The proposed CSD zoning ordinance amendment does not involve development that will result in parking problems with a subsequent impact on traffic conditions. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u></p>                                                                                                                                                      |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?</p> <p><u>The proposed CSD zoning ordinance amendment does not involve development that will result in inadequate access during an emergency. It establishes design, setback, and landscaping standards for commercial structures. Any future development projects will be subject to safety provisions regulated by Public Works and the Fire Department.</u></p>                                  |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded?</p> <p><u>The proposed CSD zoning ordinance amendment does not involve development that will exceed CMP Transportation Impact Analysis thresholds. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u></p> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <p>Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?</p> <p><u>The proposed CSD zoning ordinance amendment would not conflict with adopted policies, plans, or programs supporting alternative transportation as it establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Development is not proposed.</u></p>                                                                                 |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <p>Other factors? <u>N/A</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Project Design    
 ☐ Traffic Report    
 ☐ Consultation with Traffic & Lighting Division

The proposed La Crescenta-Montrose CSD zoning ordinance amendment is not proposing development that will result in an reduction or increase of parking spaces and will not create hazardous traffic conditions. Any future development proposals will require appropriate environmental review to address traffic and access concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☐ Potentially significant    
 ☐ Less than significant with project mitigation    
 ☒ Less than significant/No impact

## SERVICES - 2. Sewage Disposal

### SETTING/IMPACTS

Yes No Maybe  
a. ☐ ☒ ☐

If served by a community sewage system, could the project create capacity problems at the treatment plant?

The Foothill Blvd corridor is on public sewer, however, the proposed CSD zoning ordinance amendment does not involve any development that will require an increase in sewage capacity. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Density will not increase beyond what is currently authorized.

b. ☐ ☒ ☐

Could the project create capacity problems in the sewer lines serving the project site?

The proposed CSD zoning ordinance amendment does not involve any development that could create capacity problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Density will not increase beyond what is currently authorized.

c. ☐ ☐ ☐

Other factors? N/A

### STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☒ Plumbing Code Ordinance No. 2269

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Density will not increase beyond what is currently authorized.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

### SERVICES - 3. Education

#### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                         |
|----|--------------------------|-------------------------------------|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at the district level?<br><u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create capacity problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u>                                      |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create capacity problems at individual schools which will serve the project site?<br><u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create capacity problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u>    |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create student transportation problems?<br><u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create student transportation problems. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u>                                |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project create substantial library impacts due to increased population and demand?<br><u>The proposed CSD zoning ordinance amendment does not involve student-generating development that could create substantial library impacts. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.</u> |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                               |

#### ☐ MITIGATION MEASURES / ☒ OTHER CONSIDERATIONS

☐ Site Dedication      ☒ Government Code Section 65995      ☒ Library Facilities Mitigation Fee

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will not have an impact to educational or library facilities as student-generating development is not proposed. The new expansion of the old Crescenta Valley Library on Foothill Blvd will provide increased library services. Any future development proposals will require payment of school and library impact fees.

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## SERVICES - 4. Fire/Sheriff Services

### SETTING/IMPACTS

Yes No Maybe

- a. ☐ ☒ ☐ Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site?

There are several Los Angeles County Fire Stations in and around the CSD area. The closest station serving the CSD area is Fire Station #63 located at 4526 N. Ramsdell Ave, La Crescenta, CA. The proposed CSD zoning ordinance amendment will not create staffing or response time problems at the fire or sheriff's station and will not increase density beyond what is authorized.

- b. ☐ ☒ ☐ Are there any special fire or law enforcement problems associated with the project or the general area?

The nearest Sheriff's station serving the CSD area is the Crescenta Valley Station located at 4554 N. Briggs Ave, La Crescenta, CA. The proposed CSD zoning ordinance amendment would not create any special fire or law enforcement problems at the fire or sheriff's station.

- c. ☐ ☐ ☐ Other factors? N/A

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

#### ☐ Fire Mitigation Fees

The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor and will not result in the increase of density. Fire or Sheriff's response time and enforcement will not be increase as development is not proposed.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## SERVICES - 5. Utilities/Other Services

### SETTING/IMPACTS

- Yes No Maybe
- a. ☐ ☒ ☐ Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells?  
Adequate water supply to the Foothill Blvd corridor is supplied by the Crescenta Valley Water District.
- b. ☐ ☒ ☐ Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs?  
The Foothill Blvd corridor is adequately served by the Crescenta Valley Water District for fire fighting needs. Existing water pressure meets County fire fighting standards.
- c. ☐ ☒ ☐ Could the project create problems with providing utility services, such as electricity, gas, or propane?  
The proposed CSD zoning ordinance amendment does not involve any development that will create problems with providing utility services. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Utility services for the Foothill Blvd corridor is served by SCE and Southern California Gas Company.
- d. ☐ ☒ ☐ Are there any other known service problem areas (e.g., solid waste)?  
The Foothill Blvd corridor is developed with commercial uses that may potentially create service problems, however, the proposed CSD zoning ordinance amendment does not involve any development, and service problems are not exacerbated. Therefore, demand for other services will not increase.
- e. ☐ ☒ ☐ Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)?  
The proposed CSD zoning ordinance amendment does not propose any additional development. It establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. There would be no impact to services such as fire protection, police protection, schools, parks, or roads.
- f. ☐ ☐ ☐ Other factors? N/A

### STANDARD CODE REQUIREMENTS

- ☒ Plumbing Code Ordinance No. 2269 ☒ Water Code Ordinance No. 7834

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

- ☐ Lot Size ☐ Project Design

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address utility and other service concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

- ☐ Potentially significant ☐ Less than significant with project mitigation ☒ Less than significant/No impact

## OTHER FACTORS - 1. General

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                     |
|----|--------------------------|-------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in an inefficient use of energy resources?<br><u>The proposed CSD zoning ordinance amendment does not involve development projects and will not result in an inefficient use of energy resources.</u>                                                                                                                                       |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a major change in the patterns, scale, or character of the general area or community?<br><u>The proposed CSD zoning ordinance amendment does not involve development projects that will result in a major change in the patterns, scale, or character of the community. It does not increase density for the Foothill Blvd corridor.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the project result in a significant reduction in the amount of agricultural land?<br><u>The Foothill Blvd corridor does not contain agricultural land.</u>                                                                                                                                                                                                     |
| d. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                           |

### STANDARD CODE REQUIREMENTS

☒ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot size                      ☐ Project Design                      ☐ Compatible Use

The proposed La Crescenta-Montrose CSD zoning ordinance amendment does not create increased demand for energy use and will not change the patterns, scale, or character of the CSD area. It will establish additional development standards for the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address concerns relating to energy resources and change in patterns, scale, and character of the community.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

## OTHER FACTORS - 2. Environmental Safety

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|--------------------------|-------------------------------------|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any hazardous materials used, transported, produced, handled, or stored on-site?<br><u>Commercial uses along the Foothill Blvd corridor may contain potentially hazardous materials on-site, however, the proposed CSD zoning ordinance amendment does not involve development projects.</u>                                                                                                             |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any pressurized tanks to be used or any hazardous wastes stored on-site?<br><u>The proposed CSD zoning ordinance amendment does not involve the use of hazardous wastes stored on-site.</u>                                                                                                                                                                                                              |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?<br><u>The proposed CSD zoning ordinance amendment does not involve development projects that will have a negative impact to residential units, schools, or hospitals.</u>                                                                                                                       |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Have there been previous uses which indicate residual soil toxicity of the site or is the site located within two miles downstream of a known groundwater contamination source within the same watershed?<br><u>The Foothill Blvd corridor is heavily developed. Ground water contamination is not reported as a problem in the community.</u>                                                               |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?<br><u>The proposed CSD zoning ordinance amendment does not involve development projects that would create a significant hazard to the public or the environment through the accidental release of hazardous materials into the environment.</u> |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project generate hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?<br><u>The proposed CSD zoning ordinance amendment does not involve development of any projects, therefore, adoption of the CSD amendment would not generate hazardous emissions or handle hazardous materials, substances, or waste.</u>       |
| g. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment?<br><u>The Foothill Blvd corridor does not contain hazardous materials sites as referenced in the Department of Toxic Substances Control EnviroStor database.</u>      |
| h. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?<br><u>The Foothill Blvd corridor is not located within an airport land use plan nor is it within the vicinity of any private airstrips or public airports.</u>                           |
| i. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?<br><u>The proposed CSD zoning ordinance amendment does not propose development projects that would impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.</u>                                       |
| j. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                                                    |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor.

### CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact

### OTHER FACTORS - 3. Land Use

#### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                 |
|----|--------------------------|-------------------------------------|--------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the plan designation(s) of the subject property?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Zone changes that may conflict with the plan designation are not proposed as part of this amendment.</u> |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Can the project be found to be inconsistent with the zoning designation of the subject property?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed.</u>                                                                     |
| c. |                          |                                     |                          | Can the project be found to be inconsistent with the following applicable land use criteria:                                                                                                                                                                                                                                                                                    |
|    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Hillside Management Criteria?                                                                                                                                                                                                                                                                                                                                                   |
|    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | SEA Conformance Criteria?                                                                                                                                                                                                                                                                                                                                                       |
|    | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                               |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project physically divide an established community?<br><u>The proposed CSD zoning ordinance amendment is not proposing any development and would not physically divide an established community.</u>                                                                                                                                                                  |
| e. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                       |

#### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address land use consistency.

#### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☐ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact



## OTHER FACTORS - 4. Population/Housing/Employment/Recreation

### SETTING/IMPACTS

- |    | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----|--------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project cumulatively exceed official regional or local population projections?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will impact regional or local population projections.</u>                                                                                |
| b. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will induce substantial direct or indirect growth in an area.</u> |
| c. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project displace existing housing, especially affordable housing?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is proposed that will displace existing housing.</u>                                                                                                                         |
| d. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will result in a substantial job/housing imbalance or substantial increase in VMT.</u>                   |
| e. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Could the project require new or expanded recreational facilities for future residents?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No development is being proposed that will require new or expanded recreational facilities for future residents. Future subdivisions will be subject to the Quimby Act.</u>     |
| f. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?<br><u>The proposed CSD zoning ordinance amendment establishes design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. No residents is being displaced.</u>                                                                                                         |
| g. | <input type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | Other factors? <u>N/A</u>                                                                                                                                                                                                                                                                                                                                                                                                                    |

### ☐ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

The proposed La Crescenta-Montrose CSD zoning ordinance amendment will regulate the development of what is currently allowed by the zoning code and will not create additional development. It will establish design, setback, and landscaping standards for commercial structures along the Foothill Blvd corridor. Any future development proposals will require appropriate environmental review to address population, employment, and recreation concerns.

### CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment, or recreational** factors?

☐ Potentially significant  
 ☐ Less than significant with project mitigation  
 ☒ Less than significant/No impact

## MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

- |       | Yes                      | No                                  | Maybe                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-------|--------------------------|-------------------------------------|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| a.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? |
| <hr/> |                          |                                     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| a.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects?                                                                                         |
| <hr/> |                          |                                     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| a.    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                                                      |
| <hr/> |                          |                                     |                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

## CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

- ☒ Potentially significant    ☐ Less than significant with project mitigation    ☒ Less than significant/No impact